

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# South Platte Crossing Suites Available

7190 Colorado Blvd., Commerce City, CO 80022



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### 3rd Floor - FOR LEASE

<b>Size:</b>	5,372± SF
<b>Lease Rate:</b>	\$16.00/SF MG (Tenant pays in-suite janitorial)
<b>Parking:</b>	370 Spaces (5.3:1,000 ratio)
<b>YOC:</b>	1980

Located just off the I-76/E. 74th Ave. interchange, this 69,984 SF building currently offers several floors for sale, and a unit to lease. Located in the heart of Commerce City, this attractive, 1980-built building is walking distance to the 72nd Ave. RTD Light Rail Station and offers abundant parking. (370 spaces)

### 4th Floor - FOR SALE

<b>Size:</b>	11,419± SF (The entire floor)
<b>Price/SF:</b>	\$100
<b>Sales Price:</b>	\$1,150,000
<b>Taxes:</b>	\$25,125.20 (Adams County Parcel #: 01823062205026)

### 6th Floor - FOR SALE

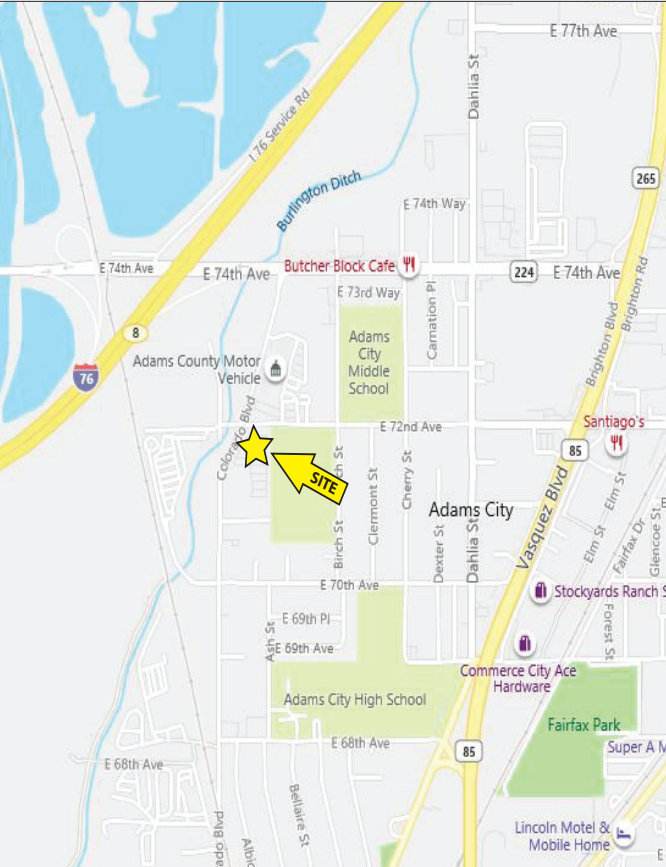
<b>Size:</b>	11,419± SF (The entire floor)
<b>Price/SF:</b>	\$100
<b>Sales Price:</b>	\$1,150,000
<b>Taxes:</b>	\$25,125.20 (Adams County Parcel #: 01823062205028)

Fuller Real Estate  
(303) 534-4822

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Brokerage  
Disclosure

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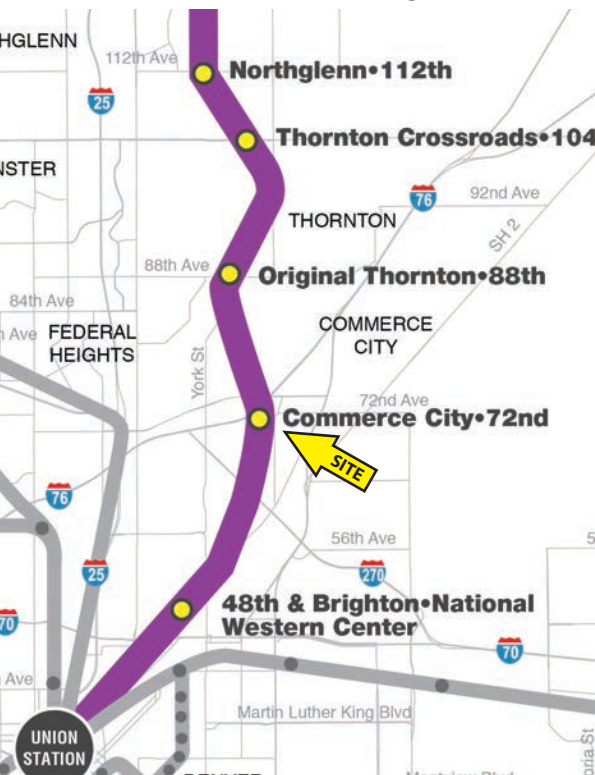
**Alex Scott**  
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### 3rd, 4th & 6th Floor Sale/Lease Information

- Spectacular Western Views
- Located directly across from RTD's "N-Line" Commuter Rail
- Abundant Parking (370 surface parking spaces)
- Located in an Opportunity Zone
- Perfect for non-profit organizations, municipal services, and general office uses
- Great access to I-70, I-270, I-76 and Hwy 85
- RTD bus stop in front of property at 72nd & Colorado Blvd.
- 30-minutes from Denver International Airport
- Traffic Count - 16,400 vpd on E. 72nd Ave.  
11,500 vpd on Colorado Blvd.

### RTD's "N-Line" Coming Fall of 2020



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,366	67,384	234,685
Households	1,332	21,505	80,766
Medium Income	\$47,859	\$53,453	\$59,027
Medium Age	32.70	32.40	32.80
Traffic	28,881 vpd -	E. 74th Ave. at I-76	